107.0	0003	0001.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	957,300 / 957,300
					USE VALUE:	957,300 / 957,300
					ASSESSED:	957,300 / 957,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		COUNTRY CLUB DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IMPOSIMATO RONALD E & CAROL
Owner 2:	
Owner 3:	
Street 1:	22 COUNTRY CLUB DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	IMPOSIMATO CAROL -
Owner 2:	-
Street 1:	22 COUNTRY CLUB DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,040 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 2883 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12040.000	409,600	900	546,800	957,300
Total Card	0.276	409,600	900	546,800	957,300
Total Parcel	0.276	409,600	900	546,800	957,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.05 | /Parcel: 332.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	68269
GIS Ref	
GIS Ref	
Insp Date	09/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0003-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	409,600	900	12,040.	546,800	957,300	957,300	Year End Roll	12/18/2019
2019	101	FV	320,100	1000	12,040.	546,800	867,900	867,900	Year End Roll	1/3/2019
2018	101	FV	320,100	1000	12,040.	468,700	789,800	789,800	Year End Roll	12/20/2017
2017	101	FV	320,100	1000	12,040.	437,500	758,600	758,600	Year End Roll	1/3/2017
2016	101	FV	320,100	1000	12,040.	375,000	696,100	696,100	Year End	1/4/2016
2015	101	FV	313,400	1000	12,040.	335,900	650,300	650,300	Year End Roll	12/11/2014
2014	101	FV	313,400	1000	12,040.	310,900	625,300	625,300	Year End Roll	12/16/2013
2013	101	FV	313,400	1000	12,040.	296,500	610,900	610,900		12/13/2012

!8405!

PRINT

Date	Time
12/10/20	22:58:49

LAST REV

Date	Time
10/02/18	08:23:53
apro	
8405	

USER DEFINED

Prior Id # 1:	68269
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IMPOSIMATO CARO	1413-87		3/27/2012	Convenience	1	No	No		
FARMER HERBERT	1298-58		4/1/2005		599,000	No	No		
	900-54		1/1/1978		59,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	CC	Chris C
5/29/2009	Measured	189	PATRIOT
9/28/2005	MLS	HC	Helen Chinal
10/28/1999	Meas/Inspect	243	PATRIOT
8/28/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12040		Sq. Ft.	Site		0	70.	0.65	4									546,842						546,800	

Total AC/HA:	0.27640	Total SF/SM:	12040	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	546,842	Spl Credit		Total:	546,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.26188803
Const Adj.:	0.99148500
Adj $ / SQ:	118.859
Other Features:	120011
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	429390
Depreciation:	19752
Depreciated Total:	409639

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1			HB	1		

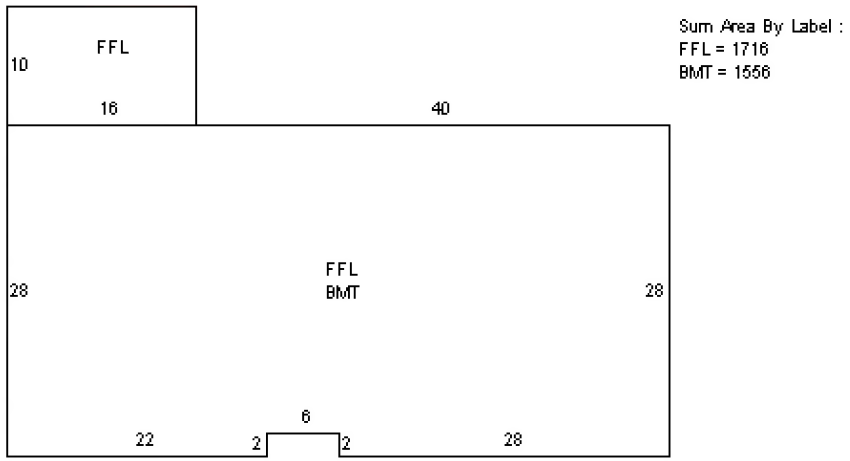
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	118.86
Special Features:	0	Val/Su Net:	125.18
Final Total:	409600	Val/Su SzAd	238.69

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,716	118.860	203,961
BMT	Basement	1,556	67.750	105,418

Net Sketched Area:	3,272			Total:	309,379
Size Ad	1716	Gross Are	3272	FinArea	2883

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 107.0-0003-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X16	G	AV	1990	4.64	T	23.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:	Total: 900